



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

603 424-3531

Fax 603 424-1408

www.merrimacknh.gov

RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, OCTOBER 19, 2021

Planning Board members present: Vice Chair Paul McLaughlin; Jaimie von Schoen; Neil Anketell; Barbara Healey (Town Council Ex-Officio) & Alternate Nelson Disco

Planning Board members absent: Chair Robert Best; Lynn Christensen

Staff present: Robert Price, Planning & Zoning Administrator

1. Call to Order

Paul McLaughlin called the meeting to order at 7:00 p.m. and appointed Nelson Disco to sit for Robert Best.

2. Planning & Zoning Administrator's Report

None

3. Discussion of Capital Improvement Program for Merrimack Village District.

This item was postponed to November 4, 2021.

- 4. L & F Realty Trust (applicants/owners)** – Continued review for acceptance and consideration of a Site Plan amendment to modify site lighting and add additional pavement and related improvements. The parcel is located at 396 Daniel Webster Highway in the C-2 (General Commercial), R-4 (Residential), Aquifer Conservation, and Elderly Housing Overlay Districts. Tax Map 4D-3, Lot 032. Case #PB2021-26. **This item is continued from the July 7 and August 17, and September 21, 2021 Planning Board meetings.**

Applicant was represented by: Matt Peterson, Keach-Nordstrom Associates, Inc.

The Board voted 5-1-0 to accept the application as complete, on a motion made by Lynn Christensen and seconded by Neil Anketell. Nelson Disco voted in opposition.

There was no public comment.

The Board voted 6-0-0 to continue this item to December 7, 2021 at 7:00 p.m. in the Matthew Thornton Room, on a motion made by Nelson Disco and seconded by Barbara Healey.

- 5. Gary and Diane Kudalis (applicants/owners)** – Review for acceptance and consideration of a Site Plan to construct a 6,000 s.f. Equestrian Training Facility and related site improvements. The parcel is located at 102 Joppa Road in the R-2 (Residential), and Aquifer Conservation Districts. Tax Map 6C, Lot 388. Case #PB2021-37. **This item is continued from the September 21, 2021 Planning Board meeting.**

Applicant was represented by: Chris Guida, Wetlands & Soil Scientist, Fieldstone Land Consultants, PLLC, Diane Kudalis, property owner and Carla Kudalis, resident & business owner.

The Board voted 6-0-0 to accept the application as complete, on a motion made by Barbara Healey and seconded by Nelson Disco.

Public Comment was received from: Sandra Mayo, 8 Beaver Brook Drive; Sue Williams, 10 Beaver Brook Drive; Claude Mayo, 8 Beaver Brook Drive; and Roger Vanwert, 94 Joppa Road.

The Board voted 6-0-0 to grant a waiver from Section 4.14.e (pertaining to provision of a landscape plan) of the Site Plan Regulations, on a motion made by Neil Anketell and seconded by Lynn Christensen.

The Board voted 6-0-0 to grant a waiver from Section 4.12.c.18.viii (pertaining to locating trees greater than 15" in diameter on the plan) of the Site Plan Regulations, on a motion made by Neil Anketell and seconded by Nelson Disco.

The Board voted 6-0-0 to grant a waiver from Section 4.16 (pertaining to provision of an illumination plan) of the Site Plan Regulations, on a motion made by Neil Anketell and seconded by Nelson Disco.

The Board voted 6-0-0 to grant a waiver from Section 4.17 (pertaining to provision of a traffic impact analysis) of the Site Plan Regulations, on a motion made by Neil Anketell and seconded by Barbara Healey.

The Board voted 6-0-0 to grant a waiver from Section 3.08.c.5 (pertaining to driveway construction) of the Site Plan Regulations, on a motion made by Neil Anketell and seconded by Nelson Disco.

The Board voted 6-0-0 to grant a waiver from Section 4.12.a (pertaining to showing the entire boundary of the site on the Existing Conditions Plan) of the Site Plan Regulations, on a motion made by Lynn Christensen and seconded by Barbara Healey.

The Board voted 6-0-0 to grant a waiver from Section 4.12.c.18 (pertaining to field location of various items on an Existing Conditions plan) of the Site Plan Regulations, on a motion made by Barbara Healey and seconded by Lynn Christensen.

The Board voted 6-0-0 to grant conditional final approval, on a motion made by Lynn Christensen and seconded by Barbara Healey.

6. Discussion/possible action regarding other items of concern

The Board voted 6-0-0 to recommend to the Town Council that Tim Tenhave be appointed to the Nashua Regional Planning Commission, on a motion made by Lynn Christensen and seconded by Barbara Healey.

7. Approval of Minutes — September 21, 2021 Non-Public Session & October 5, 2021

The Board voted 4-0-2 to approve the minutes of the September 21, 2021 Non-Public Session as drafted on a motion made by Lynn Christensen and seconded by Barbara Healey. Paul McLaughlin and Barbara Healey abstained.

The Board voted 6-0-0 to approve the minutes of October 5, 2021 as drafted on a motion made by Lynn Christensen and seconded by Jaimie von Schoen.

8. Adjourn

The Board voted 6-0-0 to adjourn at 8:38 p.m. on a motion made by Neil Anketell and seconded by Barbara Healey.